

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: AUGUST 2, 2006**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: EOT-14214 - EXTENSION OF TIME – REZONING –**

**APPLICANT: JAWA STUDIO – OWNER: ARG JONES II, LLC**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL.** subject to:

**Planning and Development**

1. This Extension of Time will expire on July 7, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-4081) and Rezoning (ZON-4077) as required by the Planning and Development Department and Department of Public Works.

**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

This is a request for an Extension of Time of an approved Rezoning (ZON-4077) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.32 acres at 216 and 220 South Jones Boulevard.

**EXECUTIVE SUMMARY**

This is the first Extension of Time application for the subject site. The applicant is requesting a two year Extension of Time for the approved Rezoning (ZON-4077) and associated Extension of Time (EOT-14683) for an approved Site Development Plan Review (SDR-4081). The applicant indicates that the Extension of Time is needed in order to accommodate changes in the building design. Therefore, staff can support the proposed extension due to the indicated reason.

**BACKGROUND INFORMATION**

**A) *Related Actions***

- 05/01/91      The City Council approved a Rezoning (Z-0026-91) to P-R (Professional Office and Parking) 212 and 224 South Jones Boulevard to the north and south of this site. The Planning Commission and staff recommended denial on April 11, 1991.
- 07/07/04      The City Council approved a Site Development Plan Review (SDR-4081) for a home/office conversion and a waiver of landscaping requirements. Also, a Rezoning (ZON-4077) was approved from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.16 acres at 216 South Jones Boulevard. The Planning Commission recommended approval of both items on 05/27/04. Staff recommended approval of the Rezoning, but not the Site Development Plan Review.
- 08/02/06      The City Council will consider a related Extension of Time (EOT-14683) of an approved Site Development Plan Review (SDR-4081) that allowed an office and waiver of landscaping requirements on 0.32 acres at 216 and 220 South Jones Boulevard. Staff is recommending approval of the proposed Extension.

**B) *Pre-Application Meeting***

A pre-application meeting is not required for an Extension of Time request.

**C) Neighborhood Meetings**

A neighborhood meeting is not required for an Extension of Time request, nor was one held.

**DETAILS OF APPLICATION REQUEST**

**A) Site Area**

Net Acres: 0.32

**B) Existing Land Use**

Subject Property: Single Family Residences  
North: Office  
South: Office  
East: Single Family Residences  
West: Single Family Residences

**C) Planned Land Use**

Subject Property: SC (Service Commercial)  
North: SC (Service Commercial)  
South: SC (Service Commercial)  
East: L (Low Density Residential)  
West: L (Low Density Residential)

**D) Existing Zoning**

Subject Property: R-1 (Single Family Residential)  
North: P-R (Professional Office and Parking)  
South: P-R (Professional Office and Parking)  
East: R-1 (Single Family Residential)  
West: R-1 (Single Family Residential)

**E) General Plan Compliance**

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

<b><i>SPECIAL DISTRICTS/ZONES</i></b>	<b>Yes</b>	<b>No</b>
<b>Special Area Plan</b>		<b>X</b>
<b>Special Overlay District</b>		<b>X</b>
<b>Trails</b>		<b>X</b>
<b>Study Area</b>		<b>X</b>
<b>Rural Preservation Neighborhood</b>		<b>X</b>
<b>County/North Las Vegas/HOA Notification</b>		<b>X</b>
<b>Development Impact Notification Assessment</b>		<b>X</b>
<b>Project of Regional Significance</b>		<b>X</b>

There are no Special Districts or Zones that affect the subject site.

## **ANALYSIS**

### ***A) General Analysis and Discussion***

The subject Extension of Time is needed since the applicant has not complied with Condition Number One (1) from Rezoning (ZON-4077), which required a Resolution of Intent within a two-year time limit. A related Extension of Time (EOT-14683) is in for an approved Site Development Plan Review (SDR-4081). The applicant has indicated that the extension is needed due to changes in the building design. Revised elevations have been administratively approved by staff. Therefore, staff is recommending approval of the subject Extension of Time for the Rezoning, and the related Extension of Time for the Site Development Plan Review.

### ***B) All Previous Conditions of Approval***

#### **Planning and Development**

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-4081) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

#### **Public Works**

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
4. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
5. Meet with Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

## **FINDINGS**

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

**1. “The proposal conforms to the General Plan.”**

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

**2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

Multiple properties fronting onto Jones Boulevard have been rezoned to P-R (Professional Office and Parking) for the conversion of single-family residences to offices. The proposed P-R (Professional Office and Parking) zoning will be compatible with surrounding land uses and zoning districts.

**3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

The P-R (Professional Office and Parking) zoning on the subject site is an appropriate transition for the lots abutting Jones Boulevard and the single-family residences to the east.

**4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

Access to this site is provided Jones Boulevard, a fully developed 100-foot-wide right-of-way. The proposed development of the site will be sufficiently served by existing roadway facilities.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

N/A

**ASSEMBLY DISTRICT**

N/A

**SENATE DISTRICT**

N/A

**NOTICES MAILED**

N/A

**APPROVALS**

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**PROTESTS**

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